



Miami-Dade County Board of County Commissioners

Office of the Commission Auditor

Legislative Analysis

Infrastructure and Land Use Committee

Wednesday, June 7, 2006

10:00 AM

Commission Chamber

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Commission Auditor

111 NW First Street, Suite 1030
Miami, Florida 33128
305-375-4354

Infrastructure and Land Use Committee
Item Nos. 3A, 3B, 3B Supplement, 3C, 3E, 3F, and 3G
Wednesday, June 7, 2006

SECTION NO.	PROPOSED	COMMENTS
<i>INLUC Item No. 3(A) – Ordinance providing for RU-RH, Rowhouse Zoning District</i>		
§33-202.4	Purpose and Intent of Rowhouse District: <ol style="list-style-type: none"> 1. to create development at pedestrian scale; 2. to create streetscape which is convenient and comfortable for walking; 3. to form clear edge of public and private buildings; 4. to encourage pedestrian interaction between development site and public areas; 5. to provide a range of building elevations; 6. to provide identity, visual interest & diversity; and 7. to provide opportunities for citizens to know their neighbors and watch over their collective security. 	The term “rowhouse” first appeared in the Code with the development of Standard Urban Center District Regulations.
§33-202.5	Defines rowhouse as a one dwelling unit of a group of 3 or more such units, each separated by a solid common party fire wall extending to the roof line or above the roof of the units it serves. Definition includes % that may be developed into two-unit groupings, requirement if units are offset from one another, and requirements for platting.	<u>Question</u> Difference between a rowhouse, a townhouse and a condominium? Rowhouse differs from a condominium in that most condominiums are apartments, whereas a rowhouse similar to a townhouse is attached to one or more units separated by a common wall sitting upon land owned by the unit owner. With a condominium, the unit owners jointly own the land and this common interest cannot be separated from the others. Rowhouses and townhouses also have common jointly owned land; however, a

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		rowhouse differs in that the parking is in the back of the unit and it can have a detached garage in the back with a habitable space above.
§33-202.6	Permitted uses include: <ul style="list-style-type: none"> ▪ permitted uses in RU-1, RU-1M(a), RU-1M(b), RU-2, RU-TH, and RU-3 District ▪ no two rowhouse developments within 1000 ft. of each other shall be approved without providing common open space 	
§33-202.7	Development standards (see also §33-202.8): <ul style="list-style-type: none"> ▪ min. lot size: 1,250 sq. ft. ▪ max. dwelling units: 12 units per net acre. ▪ Common open space in the form of greens: <ul style="list-style-type: none"> ○ projects < 1 net acre, 0%; ○ projects ≥ 1 net acre 12% ○ Greens: min. width of 35ft. & max. length of 270ft. (may be up to 480ft. in length when rowhouse lots directly front green along lateral sides); ○ other common open space include recreational areas, sidewalks, water bodies, and tree preservation zones; ▪ Grouping length of rowhouses not to exceed 240ft in length. ▪ Frontage on Roads or Greens ▪ Building height- 40ft max. & 3 stories max. ▪ Setbacks <ul style="list-style-type: none"> ○ Front – min. of 10ft, no garages or parking spaces ○ Rear – min of 5ft. ○ Side street – min 10ft. of which 50% of the width unencumbered ○ Spacing b/w buildings – 15ft. unencumbered space b/w groupings of rowhouses 	

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	<ul style="list-style-type: none"> ▪ Accessory buildings not permitted, except for detached private garages. ▪ Private garages <ul style="list-style-type: none"> ○ accessed from rear of unit. ○ credited toward required parking if covenant prohibiting enclosure to create habitable living space recorded ○ detached private garages limited to 2 stories & habitable space for occupants of unit may occur above. No kitchen or bathroom permitted. ▪ Private open space-300 sq. ft. of outdoor open space – open roofed area, screen enclosures with screened roof, decks, hot tubs, etc. may be credited toward open space requirement. ▪ Parking – min. of 2 spaces for each rowhouse unit +.25 space/unit for guest. ▪ Landscaping – in accordance with Chp. 18A. ▪ Utilities and services – each unit independently served. ▪ Additions-homeowners’ assoc. shall review and approve, or deny, additions and exterior modifications. 	
§33-202.8	<p>Design standards</p> <ul style="list-style-type: none"> ▪ Front elevations – <ul style="list-style-type: none"> ○ face street or green and contain front door and windows covering at least 15% of front elevation, not including roof. ○ utilize at least 2 of the 5 design variations listed. ▪ Front porch and stoop <ul style="list-style-type: none"> ○ Required for 50% of units ○ Regulations ○ Encroachment into front setback area ▪ Street system, right-of-way width, and improvements ▪ Street edge according to Public Works manual ▪ Alleys permitted at min. of 15ft in width, with a min. 23 ft. of paved surface 	

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	<p>and 21 ft. clear opening at throat.</p> <ul style="list-style-type: none"> ▪ Pedestrian path <ul style="list-style-type: none"> ○ Intersecting paved walkways providing pedestrian passage from street to street and from green to a street ○ Provided every 240ft when there is no intervening street b/w building group 	
§33-202.9	Ownership and maintenance of common open space by property homeowners' association, special taxing district or similar entity.	
§33-202.10	Site plan review performed by the Department of Planning and Zoning (DPZ). Applicant can appeal to the Community Zoning Appeals Board.	
§33-202.11	RU-RH site plan changes authorized by the Director.	
§33-2	<p>Zoning districts enumerated for unincorporated areas of the County.</p> <p>Addition of RU-RH-Rowhouse District to the zoning district list.</p>	
§33-25.1	<p>Regulation standards for home office(s)</p> <p>Amended to allow the exception of a home office in the habitable space on the second floor of a detached garage on a rowhouse lot in the RU-RH district.</p>	
§33-133	<p>Right-of-way plan and minimum width of streets and ways.</p> <p>Minimum right-of-way width for interior subdivision streets decreased from 50ft. to 47ft.</p>	<p>According to staff, by reducing the standard right-of-way width from 50 ft. to 47 ft. more land is left available to accommodate the density and intensity bonuses allowed under the proposed workforce housing ordinance.</p> <p><u>This amendment has the effect of</u></p>

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		<u>changing the standard width of right-of way for local roads in general from 50 ft. to 47 ft. throughout the unincorporated areas of MDC.</u>
§33-203.6	<p>Uses permitted; requirements generally applicable in RU-3M, Minimum Apartment House District.</p> <p>Subsection (A) amended to include RU-RH, rowhouse district, as a permitted use in the RU-3M district.</p>	
§33-207.2	<p>Uses permitted; requirements generally applicable in RU-4L, Limited Apartment House District.</p> <p>Subsection (A) amended to include RU-RH, rowhouse district, as a permitted use in the RU-4L district.</p>	
§33-208	<p>Uses permitted in RU-4, High Density Residential District.</p> <p>Subsection (1) amended to include RU-RH, rowhouse district, as a permitted use in the RU-4 district.</p>	
§33-217	<p>Uses permitted in RU-4A, Hotel Apartment House District.</p> <p>Subsection (1) amended to include RU-RH, rowhouse district, as a permitted use in the RU-4A district.</p>	
§33-223.1	<p>Uses permitted in RU-5, Residential, Semi-professional Office District.</p> <p>Subsection (1-1) added allowing rowhouse development as specified in the RU-RH, rowhouse district, as a permitted use in the RU-5 district.</p>	

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<i>INLUC No. 3(B) – Ordinance Pertaining to Zoning , Workforce Housing, Building Permit Process and Enforcement of Workforce Housing Development Program (modified from the original proposed item)</i>		
§33-193.3	Short title , Workforce Housing Development Program of Miami-Dade County, Florida.	According to staff, it is anticipated that Building, Planning and Zoning and Miami-Dade Housing will absorb the operations of this program with <u>existing staff</u> and since the Workforce Housing Development Program is not a subsidized program, there are no foreseeable economic impacts on the County.
§33-193.4	Legislative intent, findings, and purpose <ul style="list-style-type: none"> A. Need for workforce housing <ul style="list-style-type: none"> ○ A shortage of housing affordable to individuals and families of moderate income ○ Uneven distribution of moderately –priced housing results in additional stratification of housing according to price and income level ○ distance between jobs and available housing increases traffic congestion and decrease economic productivity ○ the Comprehensive Development Master Plan (CDMP) adopted by the BCC includes a housing element for the residents of Miami-Dade County (MDC) B. Causes and consequences of lack of sufficient workforce housing supply <ul style="list-style-type: none"> 1. increasing population pressure <ul style="list-style-type: none"> a. studies show that in the foreseeable future more than ½ of the new labor force in MDC will require workforce housing 	<u>Workforce target income range</u> households whose income range is established at 65% to 140% of the most recent median family income for the County reported by the U.S. HUD as maintained by the Department of Planning and Zoning, including: <ul style="list-style-type: none"> • persons with fixed or reduced incomes, • young adults forming new households, • minority households, • single adults, • public employees, and

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	<ul style="list-style-type: none"> 2. cost burdens <ul style="list-style-type: none"> a. 51% of renters and 36% of owner occupied households spend more than 30% of gross income on household (cost burdened indicator) 3. inadequate housing supply for the workforce target income group 4. overcrowding <ul style="list-style-type: none"> a. nearly 20% of all housing units are overcrowded in MDC 5. concentration of housing based on economic status need for involvement of private development community C. Authority to establish and administer a workforce housing development program <ul style="list-style-type: none"> 1. Home Rule Charter D. Need for workforce housing trust fund E. Joint effort of private development community, public sector, and not-for-profit sector F. Adoption of legislative intent, findings and purpose 	<ul style="list-style-type: none"> • others in key occupations serving the entire community including teachers, police and public safety personnel, health care workers and mid-level management workers. <p><u>Question:</u> Can the workforce housing trust fund be utilized towards subsidized housing units in other programs or for the creation of other subsidized housing programs?</p> <p>As the Ordinance is presently written, the funds in the workforce housing trust fund can only be used "...for programs and administrative support approved by the BCC to meet the housing needs of workforce target income group households".</p> <p><u>Question:</u> As mentioned in public hearings, and the study prepared by Real Estate Research Consultants',</p>

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		MDC Review of Inclusionary Zoning Requirements, May 2006, the proposed ordinance is more likely to result in units generally priced to meet upper ranges of median income; there is no specific control or incentive for providing units for lower median income household levels; therefore, can this be modified to incorporate a tiering system to encourage the industry to stratify the cost of WFUs?
§33-193.5	Adoption of land use regulations and procedures for operation of Miami-Dade County's Workforce Housing Development Program is supplemental to existing zoning on affected properties.	
§33-193.6	Definitions	
§33-193.7	Applicability A. Applications seeking approval for: 1. 20 or more dwelling units see §33-193.9 2. less than 20 dwelling units provide monetary contribution, see §33-193.9.1 B. Application to develop property improved with one or more existing Workforce Housing Units (WHUs) shall provide total # WHUs equal to the greater of: 1. existing WHUs or 2. # of WHUs that would have been required had there been existing WHUs on the property C. Applications to develop improved property has to provide evidence to DP&Z	

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	<p>Director as to whether existing WHUs are on the property</p> <p>D. Determining whether an application or a series of applications at one location filed within a 3 yr. period meets the min. unit thresholds</p> <ol style="list-style-type: none"> 1. all land within County owned or controlled by applicant at one location, see 33-196.6 2. less than the min. unit thresholds must proffer covenant <p>E. Does not apply to property outside the UDB</p>	
§33.193.8	<p>Alternatives to on-site construction of WHU's:</p> <p>A. Alternatives</p> <ol style="list-style-type: none"> 1. off-site construction of WHUs 2. monetary contribution in lieu of construction of WHUs 3. Combination <p>Variances</p> <p>Granted if demonstrate unnecessary hardship and objectives to increase supply of housing for workforce housing target group within the Community Zoning Appeal Board (CZAB) area will be met by:</p> <ol style="list-style-type: none"> 1. density bonus provisions or intensity standards; 2. # of WHUs required 3. monetary contribution §33-193.9.1 	
§33-193.9	<p>Required Workforce Housing Units</p> <p>See handwritten pages 12-14</p>	
§33-193.9.1	<p>Monetary contribution in lieu of construction of WHU's</p> <p>A. less than 20 residential units: <i># market rate units to be developed x \$110,000 = Total Contribution.</i></p> <p>B. §33-193.8(A), §33-193.8(D), or §33-193.9(A):</p>	

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	<i># WHU required (fractions rounded down) x \$110,000 = Total Contribution</i>	
§33-193.10	Exceptions <ul style="list-style-type: none"> A. Housing for elderly persons or persons with disabilities (under U.S. Housing Act of 1937, Fair Housing Act, 42 U.S.C. § 3607, as amended, Stewart B. McKinney Act, as amended) B. Applications filed after the effective date of this article not resulting in a change in land use and do not increase the number of dwelling units C. Conversion to condominium of residential developments, without increases in # of units D. Affordable housing developments E. Group Homes F. Community residential homes G. Housing for the elderly 	
§33-193.11	Density bonuses <ul style="list-style-type: none"> A. providing min. 12.5% WHUs on-site, or §33-193.8 allowed density bonus of 25% above CDMP Land Use map max. density (density bonus for primary site not transferable to off-site property where an alternative site is approved after public hearing for development of off-site WHUs). B. providing 5% WHUs or contribution in lieu allowed density bonus above CDMP max. density to such increased density as is required to provide the 5% WHUs C. Total # of dwelling units permitted incl. bonus units, market rate units, and WHUs may exceed the permitted max. density allowed in the zoning district provided does not exceed CDMP max. density D. Severable Use Rights (SURs) cannot be utilized with density bonuses. 	
§33-193.12	A. Intensity standards <ul style="list-style-type: none"> 1. <u>EU-2 District:</u> <ul style="list-style-type: none"> a. Min. lot size--4 acres; 	

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	<p>b. Min. lot frontage--165 feet; c. Max. lot coverage—20%.</p> <p>2. <u>In the EU-1C District:</u> a. Min. lot size--2 acres; b. Min. lot frontage--125 feet.</p> <p>3. <u>In the EU-1 District:</u> a. Min. lot size--32,500 sq. ft; b. Min. lot frontage—110 ft.</p> <p>4. <u>In the EU-S District:</u> a. Min. lot size--20,000 sq. ft; b. Min. lot frontage--110 ft.</p> <p>5. <u>In the EU-M District:</u> a. Min. lot size--12,500 sq. ft; b. Min. lot frontage--100 ft.</p> <p>6. <u>In the RU-1 and RU-2 Districts:</u> a. Min. net lot area of residential lots shall be 5,000 sq. ft. and the min. lot frontage shall be 50 ft, except that a max. of 10% of the residential lots may be reduced to a min. of 4,000 sq. ft and a min. lot frontage of 40 ft; and b. Max. lot coverage shall not exceed the lot coverage permitted by the underlying district regulations by more than 20%.</p> <p>7. <u>In the RU-1M(a), and RU-1M(b) Districts:</u> a. The min. net lot area of residential lots shall be 4,000 sq. ft; and the min. lot frontage shall be 40 ft; and b. Max. lot coverage shall not exceed the lot coverage permitted by the underlying district regulations by more than 20%.</p> <p>8. <u>In the RU-TH district:</u> a. Min. lot size shall be 1,250 sq. ft. of net lot area; and</p>	

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	<p>b. Min. open space shall be 20% of the net lot area.</p> <p>9. <u>In the RU-RH district:</u></p> <p>a. Min. lot size shall be 1,000 sq. ft. of net lot area; and</p> <p>b. Density shall not exceed 15 dwelling units per net acre; and</p> <p>c. No private open space shall be required; and</p> <p>d. A min. of 10% common open space shall be provided in the way of greens.</p> <p>10. <u>In the RU-3M district:</u></p> <p>a. Max. floor area ratio shall be 0.60; and</p> <p>b. Max height shall be 3 stories not to exceed 40 ft in overall height; and</p> <p>c. Max lot coverage shall be 35% of net lot area; and</p> <p>d. Min. open space shall be 20% of the net land area.</p> <p>11. <u>In the RU-4L district:</u></p> <p>a. Max. floor area ratio shall be 0.9;</p> <p>b. Max. height shall be 6 stories;</p> <p>c. Max. lot coverage shall be 35% of net lot area.</p> <p>12. <u>In the RU-4M district:</u></p> <p>a. Max. floor area ratio shall be 1.0;</p> <p>b. Max. height shall be 9 stories;</p> <p>c. Max. lot coverage shall be 35% of net lot area.</p> <p>13. <u>In the RU-4 and RU-4A districts:</u></p> <p>a. Max. height shall be one additional story;</p> <p>b. Max. floor area ratio shall be 2.2 for a development over 9 stories.</p> <p>14. <u>In the BU-1 and BU-1A districts if approved after public hearing:</u></p> <p>a. Max. floor area ratio – Add .015 per acre above that permitted by the district regulations;</p> <p>b. Maximum lot coverage shall be 45% of net lot area;</p> <p>c. Landscaped open space shall be the open space percentage required by</p>	

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	<p>the underlying district regulations for a one story building.</p> <p>15. <u>In the BU-2 district if approved after public hearing:</u></p> <p style="padding-left: 20px;">a. Max. floor area ratio – Add .015 per acre above that permitted by the district regulations</p> <p style="padding-left: 20px;">b. Max. lot coverage shall be 50% of net lot area;</p> <p style="padding-left: 20px;">c. Landscaped open space shall be the open space percentage required by the underlying district regulations for a one story building.</p> <p>16. <u>In all transit corridor areas, parking shall be provided as required by section 33-124 of this code, except as follows:</u></p> <p style="padding-left: 20px;">a. the min. parking required:</p> <p style="padding-left: 40px;">i. Residential--1 parking space dwelling unit.</p> <p style="padding-left: 40px;">ii. Office--1 parking space per 400 sq. ft. of gross floor area.</p> <p style="padding-left: 40px;">iii. Hotel--1 parking space for every 2 guest rooms.</p> <p>B. SURs not to be utilized</p>	
§33-193.13	<p>Design and unit placement</p> <p style="padding-left: 20px;">A. Exterior appearance of WHUs comparable in design and materials to market-rate units and may be grouped or dispersed throughout development</p> <p style="padding-left: 20px;">B. Flexible design provisions</p>	
§33-193.14	Required declaration of restrictive covenants	
§33-193.15	Workforce housing agreement	
§33-193.16	<p>Penalties and enforcement</p> <p>Fine not to exceed \$1000 or up to 60 days imprisonment.</p>	
§33-193.17	<p>Implementation</p> <p>Applications already approved not subject to this ordinance.</p>	
§33-199	<p>Uses permitted RU-1, Single Family Residential District</p> <p>Section amended to include WHUs</p>	
§33-201	Uses permitted RU-2, Two Family Residential District	

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	Section amended to include WHUs	
§33-202.3	Uses permitted RU-TH, Townhouse District	
	Section amended to include WHUs	
§33-203	Uses permitted RU-3, Four Unit Apartment House District	
	Section amended to include WHUs	
§33-203.6	Uses permitted; requirements generally RU-3M, Minimum Apartment House District	
	Section amended to include WHUs	
§33-207.2	Uses permitted RU-4L, Limited Apartment House District Amended to include WHUs	
§33-207.3	Uses permitted RU-4M, Modified Apartment House District	
	Section amended to include WHUs	
§33-208	Uses permitted RU-4, High Density Apartment House District	
	Section amended to include WHUs	
§33-217	Uses permitted RU-4A, Hotel Apartment House District	
	Section amended to include WHUs	
§33-233.1	Uses permitted RU-5, Residential Semi-professional Office District	
	Section amended to include WHUs	
§33-224	Uses permitted EU-M, Estate Modified District	

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	Section amended to include WHUs	
§33-225.1	Uses; lot area, frontage and depth: EU-S, Estate Use Suburban	
	Section amended to include WHUs	
§33-226	Uses permitted EU-1, Single Family One Acre Estate District	
	Section amended to include WHUs	
§33-230	Uses permitted EU-1C, Single Family Two and One-Half Acre Estate District	
	Section amended to include WHUs	
§33-238	Uses permitted BU-1, Neighborhood Business District	
	Section amended to include WHUs	
§33-284.27	Development parameters Planned Area District	
	Section amended to include WHUs	
§33-284.48	Development parameters Traditional Neighborhood Development	
	Section amended to include Workforce Housing Development Program	
§33-314(B)	Direct applications and appeals to the County Commission	
§17-128	Short title, Workforce Housing Development Program Administration	
§17-129	Purpose: to create administrative procedures for implementation Workforce Housing Development Program and for the establishment and administration of the workforce housing trust fund.	
§17-130	Definitions	
§17-131	Applicability	
§17-132	Workforce Housing Trust Fund	

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	<ul style="list-style-type: none"> ▪ Administered by the MDC Housing Director ▪ Used solely to increase and improve the supply of WHUs 	
§17-133	Compliance procedures <ul style="list-style-type: none"> ▪ Workforce Housing Declaration of Restrictive Covenants ▪ Workforce Housing Agreement ▪ 30 year control period 	
§17-134	Eligibility of households for workforce housing units based on household size and income.	
§17-135	Affordability controls <ul style="list-style-type: none"> A. Initial sale or rental B. Right of first refusal C. Control of resale prices D. Resale requirements during the control period E. Foreclosures and other proceedings F. Rental WHU Requirements 	
§17-136	Reports to the Board of County Commissioners on a semi-annual basis for the first 2 years.	
§17-137	Enforcement Fine not to exceed \$1000 or up to 60 days imprisonment.	
§8-8.1	Expedited permit program for workforce housing units	
§8CC-10	Schedule of civil penalties	
<i>INLUC Item No. 3B - Supplement</i>		
n/a	<ul style="list-style-type: none"> ▪ Provides an explanation of the revisions between the original Workforce Housing Development Program and its substitute, and ▪ Provides statement of fiscal impact of the Workforce Housing Development Program ▪ Workforce Housing Trust Fund 	It is anticipated that this program could produce approximately 400 new workforce housing units annually that would be above and beyond what is presently being developed.

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	<ul style="list-style-type: none"> ○ Composed of contributions provided in lieu of construction of workforce housing units or ○ Developments of fewer than 20 dwelling units ○ In addition, the Miami Dade Housing Agency will make an initial contribution of \$2 million from the Documentary Surtax fund 	
<i>INLUC Item No. 3C – Resolution Approving Amendments to Administrative Order 4-120</i>		
AO 4-120	<p>Item amends Administrative Order 4-120 to include an expedited plan review program for the Workforce Housing Development Program.</p> <p>Workforce Housing Development Program item 3B, if adopted, this item would allow the approval of an expedited plan review program for developments that incorporate workforce housing units.</p>	
<i>INLUC Item No. 3D – Resolution Establishing a Housing Linkage Program Task Force</i>		
n/a	<p>Resolution allows for the creation of a task force to determine the feasibility of commercial and industrial development to share in the burden of supplying workforce housing.</p> <ul style="list-style-type: none"> ▪ To consider any and all solutions in the development of workforce housing units concurrent with commercial development, industrial development and other non-residential development, and/or ▪ To consider the assessment of a fee on new commercial and industrial and other non-residential developments ▪ 11 members appointed by the County Manager to report to the BCC on or before December 12, 2006 with specific recommendations on the housing linkage program. <p>Rational being that the housing supply shortage and the geographic distance between jobs and available housing impacts not only the residential development</p>	

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	industry but also the commercial and industrial development industry.																															
<i>INLUC Item No. 3E – Resolution Urging Municipalities to Adopt Zoning Regulations</i>																																
n/a	<p>Resolution urges municipalities to adopt workforce housing regulations and establish processes to require private developers to build workforce housing units.</p> <p>The County Manager and Directors of the Miami-Dade Housing Agency and the Department of Planning and Zoning are directed to meet with the League of Cities in order to educate the municipalities on the current workforce housing crisis and upon their request to assist in the development of legislation.</p>																															
<i>INLUC Item No. 3F – Resolution Creating Administrative Order: Workforce Housing Program Administration</i>																																
n/a	<p>Resolution directing the County Manager to implement the Workforce Housing Development Program, establishing the process and procedures for administering the program, including:</p> <ul style="list-style-type: none"> ▪ eligibility requirements for participation, and ▪ sales and rental prices of workforce housing units <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th colspan="3">2006 INCOME LIMITS – Adjusted for Family Size</th></tr> <tr> <th>FAMILY SIZE</th><th>65% AMI Minimum</th><th>140% AMI Maximum</th></tr> </thead> <tbody> <tr><td>1</td><td>25,415</td><td>54,740</td></tr> <tr><td>2</td><td>29,055</td><td>62,580</td></tr> <tr><td>3</td><td>32,695</td><td>70,420</td></tr> <tr><td>4</td><td>36,335</td><td>78,260</td></tr> <tr><td>5</td><td>39,260</td><td>84,560</td></tr> <tr><td>6</td><td>42,120</td><td>90,720</td></tr> <tr><td>7</td><td>45,045</td><td>97,020</td></tr> <tr><td>8</td><td>47,970</td><td>103,320</td></tr> </tbody> </table>	2006 INCOME LIMITS – Adjusted for Family Size			FAMILY SIZE	65% AMI Minimum	140% AMI Maximum	1	25,415	54,740	2	29,055	62,580	3	32,695	70,420	4	36,335	78,260	5	39,260	84,560	6	42,120	90,720	7	45,045	97,020	8	47,970	103,320	
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Infrastructure and Land Use Committee
Item Nos. 3A, 3B, 3B Supplement, 3C, 3E, 3F, and 3G
Wednesday, June 7, 2006

SECTION NO.	PROPOSED	COMMENTS
<i>INLUC Item No. 3G – Annual Report to Gauge Success of the Inclusionary Zoning Program</i>		
n/a	<p>Resolution directing the County Manager to prepare and submit an annual report on the Workforce Housing Development Program.</p> <p>Report submitted to BCC every January, starting January 2007, to include:</p> <ul style="list-style-type: none"> ▪ # of workforce housing units applied for and approved at time of zoning hearing; ▪ # of workforce housing units applied for and approved administratively through the administrative site plan review; ▪ # of workforce housing units applied for and approved through the building permit process, above and beyond the workforce housing units reported above; ▪ timeframes and other pertinent performance indicators for processing and final decision o the workforce housing under the processes above; ▪ where the timeframes and performances indicators mentioned above reflect that improvements to process are needed to assure the timely delivery of workforce housing units, recommendations on process improvement measures; and ▪ # of workforce housing units needed annually through the year 2025. 	